

Board of County Commissioners

Division of Planning & Development

Development Review

910 N. Main Street, Suite 301 • Bushnell, FL 33513-6146 • Phone (352) 793-0270

FAX: (352) 793-0274 • SunCom: 665-6622 • Website: <http://sumtercountyfl.gov/plandevlop>



Development Review Committee Meeting **May 21, 2007**

Members Present-

Brad Cornelius-Planning Manager/Acting Chairperson, Aimee Webb-Development Coordinator/Vice Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Lee Hawkins-Attorney, Karen Parker-Secretary, and Dale Parrett-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from May 7, 2007. Mr. Lukert seconded the motion, and the motion carried.

Old Business:

Hospice of Lake and Sumter – Major Development – Preliminary & Engineering Review

Property location: Sumterville area – CR 526E – vicinity of Lake-Sumter Community

College & Langley Medical Center

Mr. Cornelius announced this project was withdrawn per the engineer's request.

Bach Lake Panasoffkee Site – Medium Development – Conceptual & Engineering Review

Property location: 1515 C-470 – corner of CR 464 & C-470 – Lake Panasoffkee

Mr. Cornelius announced there was no representative present for this project.

The Committee agreed to move the Bach Lake Panasoffkee Site project until the end of the meeting to allow the representative time to arrive.

New Business:

Travel Centers of America – Medium Development – Conceptual & Engineering Review

Property location: 556 E. SR 44 – located on the north side of SR 44 just west of I-75

Bill Lotz, WD Partners, and Dave Schiele, Travel Centers of America, were present and requested conceptual and engineering approval to expand the existing travel center. Mrs. Webb's comments consisted of adding the legal description to the plans, providing the required applications for the conceptual and engineering submittals, providing a vicinity map at a scale of no less than 1" equals 1 mile, providing approval from the City of Wildwood stating there is sufficient capacity for the additional water and wastewater, correcting the stormwater contact information on page 3, providing any correspondence from the Florida Department of Transportation regarding SR 44, and having the engineer of record print or stamp his name on the

plans and include his contact information. Mrs. Webb stated engineering comments consisted of marking the plan as Conceptual/Engineering, showing the traffic flow arrows on-site to demonstrate the new traffic circulation patterns, and providing, if necessary, the Florida Department of Environmental Protection Notice of Asbestos Renovation or Demolition since the demolition area is over 160 square feet. Mrs. Howard, Mr. Lukert, Mr. Hawkins, Mr. Parrett, and Mr. Cornelius had no comments. Mrs. Webb stated Fire Service had no comments.

Mrs. Webb moved to approve the conceptual and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion, and the motion carried.

VOS – Lake Sumter Landing Tract I Replat - Major Development – Final Plat Review
Property location: Villages of Sumter District 6 - south of Old Mill Run and north of Old Camp Road

Bill Bowsky, Farnier Barley and Associates, Inc., was present and requested final plat approval to add three (3) additional tracts and 0.09 miles of Sumter Landing Community Development District Roadways. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mrs. Howard, Mr. Lukert, Mr. Hawkins, Mr. Parrett, and Mr. Cornelius had no comments. Mrs. Parker stated she will forward any comments received from Villages Public Safety upon receipt.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Parrett seconded the motion, and the motion carried.

Bach – Lake Panasoffkee Site – Medium Development – Conceptual & Engineering Review
Property location: 1515 C-470 – corner of CR 464 & C-470 – Lake Panasoffkee

Mrs. Webb made a motion to remove the Bach Lake Panasoffkee Site project from the table. Mr. Lukert seconded the motion, and the motion carried.

Garry Bach, owner, was present and requested conceptual and engineering approval to construct paved parking/storage area and water retention area. Mr. Bach stated revised plans were submitted. Mr. Cornelius announced Mr. Bach met with Robbie Rogers, Director, on May 17, 2007. Mr. Cornelius stated Mrs. Rogers does not have any issues with allowing the existing driveway on C-470, and shifting the existing driveway on CR 464 to the east. Public Works' comments consisted of removing the driveway from C-470 since there is a current driveway on CR 464 and requesting an 80' reservation line for right of way be shown on the plans. Mr. Cornelius stated Mr. David Springstead, engineer of record, will need to submit revised plans showing the driveway and the reservation line as requested by Public Works.

Mrs. Webb made a motion to table this project to the June 4, 2007, DRC meeting to allow the applicant to address the comments from Public Works and submit revised plans. Mr. Parrett seconded the motion, and the motion carried.

Mrs. Webb moved to adjourn. Mr. Parrett seconded the motion, and the motion carried.

Meeting adjourned at 2:20 p.m.

The next meeting is scheduled for June 4, 2007.